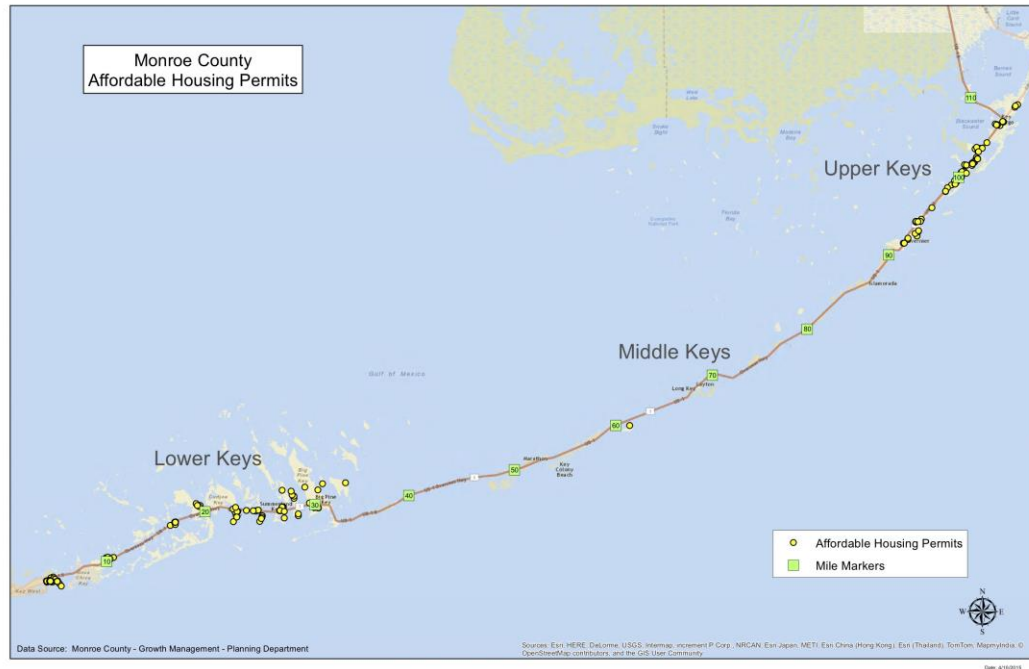


MONROE COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MEETING IV SUMMARY/MINUTES
NOVEMBER 20, 2015



Adopted Unanimously by the MC AHAC on December 18, 2015

Robert Jones, Facilitator
Affordable Housing Advisory Committee
FCRC Consensus Center, Florida State University

Unanimously Approved 12/18/15

AHAC NOVEMBER 20, 2015 MEETING IV SUMMARY/MINUTES
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MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE
MEETING IV, NOVEMBER 20, 2015
EXECUTIVE SUMMARY

Bob Jones, the Committee's facilitator, welcomed Affordable Housing Advisory Committee (AHAC) members as well as the public to the Committee's 4th meeting. He asked members present to introduce themselves and noted that several members had indicated in they were unable to participate in today's meeting. The facilitator reviewed with the Committee the proposed meeting objectives and agenda (*See Appendix #1*) and the handouts (*See Appendix #7*) which the Committee unanimously agreed to adopt as well as the Committee's draft October 16, 2015 summary/minutes without changes.

He noted that the first three meetings of the Committee have had a primary focus on developing a response to these tasks. Going forward, he noted the plan is for the Committee to complete an initial review of the remaining seven tasks assigned by the BOCC by early 2016 followed by a process to develop options and recommendations for each task. In light of the BOCC Resolution staff was asked to formally invite representatives of the municipalities in the county to a workshop with the Committee to look for ideas and opportunities for coordination and collaboration. This workshop is contemplated as a part of the AHAC February 2016 meeting.

Bill Hunter reported on his presentation to the BOCC following the Committee's October meeting of the resolution on Tasks 1-3 that was unanimously adopted at the conclusion of the AHAC's October meeting. He noted the BOCC discussed the recommendations and that Commissioner Neugent suggested consideration of linking commercial development with workforce housing. The BOCC unanimously accepted the recommendations.

Staff reported on the BOCC adoption of a Affordable Housing Budget which set aside \$10 million (\$6 million in local 304 funds and \$4 million for the Land Authority to purchase or use as a match for Affordable Housing. The BOCC is looking to the AHAC to identify parcels that will be suitable for purchase and the building of affordable housing. Staff also reported on a resolution by Commissioner Carruthers to invite and support continued coordination and collaboration between the County and municipalities and directed the AHAC to convene representatives of municipalities at one of its upcoming 2016 meetings.

A member of the public, Barbara H who is with Habitat for Humanity and a member of the Marathon Affordable Housing Committee reported on their recent meeting and discussion of a draft FIU study they had commissioned. The committee has asked the authors for some clarifications on numbers. The committee also discussed the impact of vacation rentals on the workforce housing pool and that the workforce housing need and market demand may be for 1-bedroom homes (vs. dorms or 2 bedroom homes). Staff noted that Manny Castillo in his presentation to the AHAC had indicated the longest wait list is for 1-bedroom homes. Mr. Swift noted that there is still a need for addressing families and 3 bedroom units as they are frozen out of the market in Key West due to affordability.

Jodi Weinhofer, a AHAC member and a member for the Key West Mayor's Committee provided an update on the work including going to a referendum on Peary Court as a permanent rental, discussing how property could be used for infill to build affordable housing, reviewing the best projects that can move forward quickly. The service industry need is for studios and 1 bedrooms for their workforce and that is the focus in Key West.

Staff noted that an upcoming Islamorada Achievable Housing meeting would take place on November 30.

The Committee discussed zoning questions on RV parks and conversion to market rates, displacement concerns and converting 3 lots to 1 development permit. After discussion of the regulatory and legal issues surrounding these issues, staff suggested that this discussion could be taken up again as part of the AHAC Task #10 "developing inclusionary housing requirements for hospitality and commercial sector to build workforce housing."

Other ideas shared for consideration in addressing other AHAC tasks included:

- Tying commercial construction to affordable housing.
- Low-income housing is not the problem. Median housing is the problem because median affordable housing has to have subsidies to get built and there is no provision exists in law to provide that type of assistance.
- ROGO in Monroe County is for 1 allocation regardless of size (e.g. 5 bedroom 5000 square foot; studio 600 square feet). Key West has gotten approval for fractional ROGOs (.68 or .78). This is linked to the vehicle count for each unit and the ability in employment centers to use transit. In Monroe County employment centers are dispersed. It was agreed that this issue could be addressed under Task 6 density.

Mayte Santamaria, Monroe County Senior Director of Planning and Environmental Resources, presented the revised draft LHAP incentive strategies for the Committee's review. For each strategy staff provided the established policy and procedures and the responsible agencies. The discussion comments and suggestions for refinements are noted below. Appendix #8 contains the revised plan based on the Committee's discussion and that was unanimously adopted by the Committee. During the discussion an early motion to adopt the staff report was supported, discussed and withdrawn to allow for a fuller discussion of the Committee of each of the following required incentive strategies:

- A. Expedited Permitting**
- B. Modification of Impact Fee Requirements**
- C. Flexibility in Densities for Affordable Housing**
- D. Reservation of Infrastructure Capacity for Affordable Housing**
- E. Allowance of Affordable Accessory Residential Units in Residential Zoning Districts**
- F. Reduction of parking and setback requirements for affordable housing**
- G. Allowance of Flexible Lot Configurations**
- H. Modification of Street Requirements**
- I. Process to Consider Policies/Regulations Affecting the Cost of Housing**

- J. Inventory of County Owned Property Suitable for Affordable Housing**
- K. Support development near transportation hubs and major employment centers and mixed use developments**

The Committee then reviewed staff recommendations for each of the following other incentive strategies to encourage or facilitate affordable housing:

- L. Inclusionary Housing**
- M. Mobile Home Park Incentive Program**
- N. Employee Housing, Commercial Apartments, and Workforce Housing as Permitted Uses**
- O. Purchase and Lease Back Program**

Other Strategies Discussed by the Committee included:

- With lease back programs on HUD projects is there subordination of lease to financing? *A: Yes. This can be worked out project by project.*
- It is Imperative that government agencies get in control of title and land. Islander – county put up \$2m and developer 40% of cost but gave up 100% of title. Allowed us to build the project. Don't know what formula should be in Monroe County. If we don't everything will go away in 50 years. This should be more important to negotiate than project density. Only cure will be public ownership.

Mayte Santamaria reviewed the statutory charge for preparation of an inventory list every three years of county surplus land that is appropriate for use as affordable housing (F.S. Section 125.379 Disposition of county property for affordable housing.). The Committee reviewed maps and tables of all real property within incorporated Monroe County which are held in fee simple and potentially appropriate for use as affordable housing (i.e. Tier III lands). Ms. Santamaria noted that initially they reviewed over 200 properties but removed those that were purchased for conservation purposes. which left about 30-40. They then removed built properties (e.g. Murray Nelson Building, Fire Stations, etc.) and were left with 22 parcels. The Committee reviewed maps and discussed each of these parcels and recommended removing several parcels leaving 15 parcels to be included in the Surplus Land Inventory (*See Appendix 9 for AHAC recommended surplus land inventory list*)

Staff distributed copies of the revised strategies and inventory list. Upon receipt and review Ed Swift made a motion to adopt and recommend the AHAC 02-2015 LHAP Incentive Strategies and Surplus Land Inventory list as revised which was seconded by Ed Davidson. There was no discussion and the motion was passed unanimously.

Mayte Santamaria presented the maps of Tier 3 properties as background for identifying workforce housing incentives as part of Task #5 and noted that the employment data comes from the property appraiser's office. The AHAC reviewed maps identifying private, vacant Tier III lands, existing County affordable Housing, existing Key West Affordable Housing, existing Islamorada Affordable Housing and "major" employment centers.

They included in their discussion solutions for rental housing (Task #4) and strategies for increasing density to encourage workforce housing development, such as micro housing and

dormitories. As examples to illustrate potential strategies, staff offered the following for the Committee's consideration:

- County purchase of Tier III parcels for development of rental workforce housing?
- Additional density bonus for rental, dormitory workforce housing over nonresidential structures (if employees work on the site)?

The facilitator invited members to offer any ideas on incentives for the development of workforce housing on Tier 3 properties. The following ideas and topics were identified:

- Workforce Housing Overlay Zoning.
- Fractional ROGOs.
- Density.
- Parking Variances.
- Targeting Median Income households.
- Height and Flood Insurance.

An opportunity for public comment was offered at the conclusion of the Committee's discussion of each task. The public was also encouraged to consider providing written comments using a comment form. There were not public comments offered following the discussion of Tier 3 incentives.

The facilitator reviewed the potential topics for the December AHAC agenda including Tasks 8 & 9 dealing with workforce housing funding issues.

He also reminded the Committee that the BOCC resolution directed the Committee to invite representatives from the municipalities in Monroe County to an AHAC meeting to review tasks and hear of ways to coordinate and cooperate on the issue of workforce housing in the Keys. It is likely this will take place at the AHAC February meeting.

The Committee completed a meeting evaluation form and adjourned at 1:00 p.m.

MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE
MEETING IV, NOVEMBER 20, 2015
MEETING SUMMARY/MINUTES

AHAC Members in attendance: **Jim Cameron, Ed Davidson, Hana Eskra, Bill Hunter, Ken Naylor, Jim Saunders, Stephanie Scuderi, Ed Swift, Randy Wall, Jodi Weinhofer, Bill Wiatt & Sylvia Murphy, Monroe County Commission Liaison**

AHAC Members unable to attend: Warren Leamard, Heather Roberts, Tim Root, Heather Carruthers, Monroe County Commission Liaison

Staff: Mayte Santamaria, Carol Schreck, Emily Schemper, Steve Williams, Kevin Bond, Peter Morris, & Tiffany Stankiewicz

Facilitator: Bob Jones, FCRC Consensus Center, FSU

I. INTRODUCTION

A. Review of Agenda and October Meeting Summary/Minutes

Bob Jones, the Committee's facilitator, welcomed Affordable Housing Advisory Committee (AHAC) members as well as the public to the Committee's 4th meeting. He asked members present to introduce themselves and noted that several members had indicated in they were unable to participate in today's meeting. The facilitator reviewed with the Committee the proposed meeting objectives and agenda (*See Appendix #1*) and the handouts (*See Appendix #7*) which the Committee unanimously agreed to adopt as well as the Committee's draft October 16, 2015 summary/minutes without changes.

B. Review of the Committee Work Plan

He noted that the first three meetings of the Committee have had a primary focus on developing a response to these tasks. Going forward, he noted the plan is for the Committee to complete an initial review of the remaining seven tasks assigned by the BOCC by early 2016 followed by a process to develop options and recommendations for each task. In light of the BOCC Resolution staff was asked to formally invite representatives of the municipalities in the county to a workshop with the Committee to look for ideas and opportunities for coordination and collaboration. This workshop is contemplated as a part of the AHAC February 2016 meeting.

C. Other Matters

Bill Hunter reported on his presentation to the BOCC following the Committee's October meeting of the resolution on Tasks 1-3 that was unanimously adopted at the conclusion of the AHAC's October meeting. He noted the BOCC discussed the recommendations and that Commissioner Neugent suggested consideration of linking commercial development with workforce housing. The BOCC unanimously accepted the recommendations.

Staff reported on the BOCC adoption of a Affordable Housing Budget which set aside \$10 million (\$6 million in local 304 funds and \$4 million for the Land Authority to purchase or use as a match for Affordable Housing. The BOCC is looking to the AHAC to identify parcels that will be suitable for purchase and the building of affordable housing. Staff also reported on a resolution by Commissioner Carruthers to invite and support continued coordination and collaboration between the County and municipalities and directed the AHAC to convene representatives of municipalities at one of its upcoming 2016 meetings.

A member of the public, Barbara H who is with Habitat for Humanity and a member of the Marathon Affordable Housing Committee reported on their recent meeting and discussion of a draft FIU study they had commissioned. The committee has asked the authors for some clarifications on numbers. The committee also discussed the impact of vacation rentals on the workforce housing pool and that the workforce housing need and market demand may be for 1-bedroom homes (vs. dorms or 2 bedroom homes). Staff noted that Manny Castillo in his presentation to the AHAC had indicated the longest wait list is for 1-bedroom homes. Mr. Swift noted that there is still a need for addressing families and 3 bedroom units as they are frozen out of the market in Key West due to affordability.

Jodi Weinhofer, a AHAC member and a member for the Key West Mayor's Committee provided an update on the work including going to a referendum on Peary Court as a permanent rental, discussing how property could be used for infill to build affordable housing, reviewing the best projects that can move forward quickly. The service industry need is for studios and 1 bedrooms for their workforce and that is the focus in Key West.

CAS noted that an upcoming Islamorada Achievable Housing meeting would take place on November 30.

The Committee discussed zoning questions on RV parks and conversion to market rates, displacement concerns and converting 3 lots to 1 development permit. After discussion of the regulatory and legal issues surrounding these issues, staff suggested that this discussion could be taken up again as part of the AHAC Task #10 "developing inclusionary housing requirements for hospitality and commercial sector to build workforce housing."

Other ideas shared for consideration in addressing other AHAC tasks included:

- Tying commercial construction to affordable housing.
- Low-income housing is not the problem. Median housing is the problem because median affordable housing has to have subsidies to get built and there is no provision exists in law to provide that type of assistance.
- ROGO in Monroe County is for 1 allocation regardless of size (e.g. 5 bedroom 5000 square foot; studio 600 square feet). Key West has gotten approval for fractional ROGOs (.68 or .78). This is linked to the vehicle count for each unit and the ability in employment centers to use transit. In Monroe County employment centers are dispersed. It was agreed that this issue could be addressed under Task 6 density.

II. LOCAL HOUSING ASSISTANCE PLAN (LHAP & SURPLUS LAND) AHAC RECOMMENDATIONS

At the October 2015 AHAC meeting Emily Schemper, Monroe County Comprehensive Plan Manager, briefed the Committee on the requirement for the County to develop a Local Housing Assistance Plan every three years. The Committee is required by statute to provide recommendations to the BOCC on incentive strategies. The current plan will expire in December 2015 and needs to be updated in order to maintain the County's ability to receive state SHIP funding. The staff draft Plan updates each of the 11 incentives (a-k) from the previous plan and adds 4 incentives (l-o). An earlier version of this draft was provided to Committee members at the October meeting to review it in advance of the November meeting. Finally Ms. Schemper noted that the Local Housing Assistance Plan can be updated following its submission if the County believes incentives need to be added or refined based on the AHAC recommendations on the remaining Committee charges in 2016.

Mayte Santamaria, Monroe County Senior Director of Planning and Environmental Resources, presented the revised draft LHAP incentive strategies for the Committee's review. For each strategy staff provided the established policy and procedures and the responsible agencies. The discussion comments and suggestions for refinements are noted below. Appendix #8 contains the revised plan based on the Committee's discussion and that was unanimously adopted by the Committee. During the discussion an early motion to adopt the staff report was supported, discussed and withdrawn to allow for a fuller discussion of the Committee of each of the incentive strategies.

INCENTIVE STRATEGIES REQUIRED (A-K):

A. Expedited Permitting

Committee comments and questions

- In the past, when there were more requests for allocations than were available, the BOCC gave priority to shovel ready projects. What will happen if we are once again competing for the same allocations? *A: This is not an issue now. The BOCC has made all affordable housing ROGOs available upfront. (i.e. this is not 71 per year) and it can reserve ROGOs as well. Today if the project is shovel ready, an affordable housing ROGO is available. Currently there are 197 ROGOs with 71 set aside for affordable housing and if they are not used they rollover. There is currently a bank of 200 or more unused affordable housing ROGO allocations.*

B. Modification of Impact Fee Requirements

Committee comments and questions

- None. Committee agrees with the staff recommendation.

C. Flexibility in Densities for Affordable Housing

Committee comments and questions

- Does Monroe County require TDRs to increase density for affordable housing? *A: We do not.*
- The committee should consider changing to 25 units per acres especially in commercial/suburban areas.
- Not clear why higher density is called for in urban/suburban areas.
- We should move carefully in considering higher density and their impacts on neighbors and adjoining properties. There was a recent issue before the Planning Commission involving affordable housing density on Big Coppitt which sparked neighborhood concerns and protests.
- Recommend we add a sentence in this indicating the: “committee will review density issues in responding to Task 6”.
- The highest density is already in urban residential. It does seem backwards. We need to discuss this issue later.

D. Reservation of Infrastructure Capacity for Affordable Housing

Committee comments and questions

- In reservation of infrastructure capacity, are we counting schools? The County should talk directly with the District and not rely solely on information from DOE in Tallahassee. *A: Yes County schools with information from the Florida Department of Education. Staff will take this comment on capacity as it relates to the Monroe County School District under advisement.*

E. Allowance of Affordable Accessory Residential Units in Residential Zoning Districts

Committee comments and questions

- Allowance we don’t have fractional ROGOs or accessory units – we do have accessory beds and baths. Addition to home. Can’t be for different family.
- What do you mean? *A: Can’t have bed, bath, and kitchen in separate dwelling unit. MOU with State which specifics what we can approve.*
- Key West Commissioner Jimmy Weekley proposed a “mother in law” ordinance in residential zone districts. We should consider whether this is may be applicable in the County and discuss this later. We should also discuss the current state interpretation of the ROGO and hurricane evacuation formula.

F. Reduction of parking and setback requirements for affordable housing

Committee comments and questions

- A key issue with E is they difficulty of doing this with setbacks. We may need to consider variances on setbacks to implement E. *A: This strategy calls for consideration of reduction in parking and setback requirements. We do not currently have auto reductions for affordable housing as a variance criteria. Recent code amendments may allow off-street parking in the front yard.*

G. Allowance of Flexible Lot Configurations

Committee comments and questions

- In Monroe County flexible lot configurations means there are no set dimension for lots but you have to meet code requirements.
- This strategy might include looking for ways to increase height restrictions to allow for more units (i.e. 3 stories over parking). 2 additional feet may have given Meridian West the ability to build 50 more units. Marathon has gone to 37 feet, can the County follow suit? This was just reviewed by the BOCC in the Comprehensive Plan Update and they directed staff to process it separately from the comp plan update. Staff has had 4-5 DRC meetings and there has been overwhelming comment not to raise the height for affordable housing.
- Our job as a committee is to review and consider whether we recommend the BOCC take action on this. This is in the context of FEMA revising flood plain maps and commercial and flood plain insurance changes.

H. Modification of Street Requirements

Committee comments and questions

- None. Committee agrees with recommendation

I. Process to Consider Policies/Regulations Affecting the Cost of Housing

Committee comments and questions

- Line #3 does “not allow you to not have fees for variances for landscaping?” A: Correct: When adopting the fee resolution, one of the concerns the BOCC considered was once variances are granted you have conflicts with neighbors so they decided there will be no waiver of fee.
- Every county in Florida has some form of expedited permitting for affordable housing. Austin Texas assign a special staffer to handle expediting affordable housing projects. How are the regulations affecting the speed of securing permits? A: *Depends on the submission. If it is complete package, the County tries to expedite AH projects.*
- If we rollover our bank of 200 permits it probably indicates we should look at what incentives or barriers exist to move on affordable housing projects. We should explore why this is and what are main challenges in incentives to overcome obstacles.

J. Inventory of County Owned Property Suitable for Affordable Housing

Committee comments and questions

- The Committee deferred discussion of this strategy until it reviewed the surplus inventory later in the meeting.
- Why are we only considering Tier III properties? A: *Tier II land is only on Big Pine Key and are “special protection areas.” The State and County rationale is they did not want additional habitat cleared. We will be addressing Tier III options in response to Task 5 later in the meeting.*

K. Support development near transportation hubs and major employment centers and mixed use developments

Committee comments and questions

- None. Committee agrees with recommendation

OTHER COUNTY INCENTIVE STRATEGIES TO ENCOURAGE OR FACILITATE AFFORDABLE HOUSING (L-O):

L. Inclusionary Housing

Staff Recommendation: Monroe County shall maintain land development regulations on inclusionary housing and shall evaluate expanding the inclusionary housing requirements to include or address nonresidential and transient development and redevelopment based on specific data and analysis.

See, AHAC TASK # 10. Develop strategies to assist in developing inclusionary housing requirements for hospitality and commercial sector to build workforce housing

Committee comments and questions

- Inclusionary Housing is a functioning program right now and has been applied.
- The Committee should evaluate the current regulations and determine what the net effect of the regulations is on either increasing or losing affordable housing.
- It says non-residential, does that include Commercial? *A: Yes*

M. Mobile Home Park Incentive Program

Staff Recommendation: Consider amending the Land Development Code to allow incentives for a market rate unit to obtain an affordable ROGO allocation and move the market rate unit to another site through a Transfer of ROGO Exemption (TRE) if the existing site will be deed restricted for 99 years as affordable.

Committee comments and questions

- Mayte described the Mobile Home Incentive Program. Included in the recommendation is to amend the Land Development Code to allow transfer of market from one site to another. Today only transient sites are allowed to transfer now. The concept is to allow market rate to shift from one location to a 2nd but would continue to provide affordable housing on the original location or deed restrict new – or fee in lieu of.
- The Mobile Home Incentive Program has proven to be a brilliant strategy that works. We were able to stop parks from converting. Some are rebuilding on sites structures rather than trailer
- The only thing wrong – valuable enough to developer to transfer; and in could also be put in perpetuity. These should transfer to the county and developer lease back for \$10 per year. Like to see title for land given to county and lease back to developer.
- I'd like to see we not allow developer to place or identify new AH allocations as "moderate."
- You would risk displacing 50% people living there immediately

- The only concern was the existence of a fair number of moderate homes.
- We need to look at what occupations those living in moderate income properties. They can't rent. They need housing just as desperately as in median income category.
- When you transfer, do you have to issue an affordable housing allocation to replace? *A: Yes.*
- Key West is getting rid of fee in lieu of because those numbers don't relate to the actual building costs. We should either get rid of them or set the fees so they cover the costs of building.
- Fee in lieu 400% less than.
- Committee will need to flush this out more. Need more caveats into what you can buy and restrict.

N. Employee Housing, Commercial Apartments, and Workforce Housing as Permitted Uses

Staff Recommendation: The definition and permitted uses sections of the Monroe County Code should be amended to incorporate the AHAC's proposed definitions of "Workforce" and "Workforce Housing" and include Workforce Housing as a permitted use in all zoning districts that currently permit either Commercial Apartments or Employee Housing. The goal is to encourage Workforce Housing within existing commercial centers and zoning districts, but to not require Workforce Housing residents to work on the site where the housing is located.

AHAC proposed definitions:

Workforce means individuals or families who are gainfully employed supplying goods and/or services to Monroe County residents or visitors.

Workforce Housing means dwelling units for those who derive at least 70% of their income as members of the Workforce in Monroe County and who meet the affordable housing income categories of the Monroe County Code.

See AHAC TASKs # 1-2.

1. Propose a definition for "Workforce" and the need within and where (geographically in unincorporated Monroe County) for providing housing for various income levels (very low, low, median and moderate).
2. Evaluate and define the workforce housing need in unincorporated Monroe County.

Committee comments and questions

- None. Committee agrees with recommendation

O. Purchase and Lease Back Program

Staff Recommendation: Identify and prioritize Tier III lands to purchase and lease back for the development of rental workforce housing.

See, AHAC TASKs # 4-5.

4. Develop solutions for rental housing;
5. Develop incentives for development of workforce housing on Tier III properties;

Committee comments and questions

- None. Committee agrees with recommendation

Other Strategies Discussed

- With lease back programs on HUD projects is there subordination of lease to financing? *A: Yes. This can be worked out project by project.*
- It is Imperative that government agencies get in control of title and land. Islander – county put up \$2m and developer 40% of cost but gave up 100% of title. Allowed us to build the project. Don't know what formula should be in Monroe County. If we don't everything will go away in 50 years. This should be more important to negotiate than project density. Only cure will be public ownership.

III. SURPLUS LAND INVENTORY

Mayte Santamaria reviewed the statutory charge for preparation of an inventory list every three years of county surplus land that is appropriate for use as affordable housing (F.S. Section 125.379 Disposition of county property for affordable housing.). The Committee reviewed maps and tables of all real property within incorporated Monroe County which are held in fee simple and potentially appropriate for use as affordable housing (i.e. Tier III lands). Ms. Santamaria noted that initially they reviewed over 200 properties but removed those that were purchased for conservation purposes. which left about 30-40. They then removed built properties (e.g. Murray Nelson Building, Fire Stations, etc.) and were left with 22 parcels. The Committee reviewed maps and discussed each of these parcels and recommended removing several parcels leaving 15 parcels to be included in the Surplus Land Inventory (*See Appendix 9 for AHAC recommended surplus land inventory list*)

IV. PUBLIC COMMENTS

Kris Todd, Executive Director with Habitat for Humanity, Middle Keys, offered comments complimenting the AHAC on its inclusive open process. Ms. Todd also sits on Marathon Affordable Housing Committee. Ms. Gigi Varnum residing in Key West noted the challenges in securing affordable workforce housing and the difficulty in workers being able to commit the time to participate directly in the AHAC process.

Following the public comments, staff distributed copies of the revised strategies and inventory list. Upon receipt Ed Swift made a motion to adopt and recommend the AHAC 02-2015 LHAP Incentive Strategies (*See Appendix #8*) and Surplus Land Inventory list as revised (*See Appendix #9*), which was seconded by Ed Davidson. There was not discussion and the motion was passed unanimously.

V. TIER III INCENTIVES (TASK 5)

Task #5 “Develop incentives for development of workforce housing on Tier 3 properties”

The AHAC reviewed maps identifying private, vacant Tier III lands, existing County affordable Housing, existing Key West Affordable Housing, existing Islamorada Affordable Housing and “major” employment centers. Mayte Santamaria presented the maps and noted that the employment data comes from the property appraiser’s office and invited AHAC members to provide any corrections.

They included in their discussion solutions for rental housing (Task #4) and strategies for increasing density to encourage workforce housing development, such as micro housing and dormitories. As examples to illustrate potential strategies, staff offered the following for the Committee’s consideration:

- County purchase of Tier III parcels for development of rental workforce housing?
- Additional density bonus for rental, dormitory workforce housing over nonresidential structures (if employees work on the site)?

The facilitator invited members to offer any ideas on incentives for the development of workforce housing on Tier 3 properties. The following ideas and topics were identified:

- **Overlay Zoning.** Consider the development of a workforce housing overlay zoning. A developer would apply for overlay zoning that provide for more density on particular properties.
- **Fractional ROGOs.** The AHAC needs to talk about density and partial ROGOS for smaller units. It doesn’t make sense that a 5000 square foot home and a 400 square foot studio each are allocated 1 ROGO.
- The fractional idea might work in Key West which doesn’t have the takings issues that we have in Monroe County. However, it may increase takings liability. Don’t see BOCC willing to make the takings liability issue more difficult. Density at 25 an acre may scare folks resulting in pushback. Agree with Randy. Why go down that road if can’t go to 25 on properties. Better to address density on case by case perhaps through an overlay zoning concept.
- Would a fractional smaller ROGO mean there would be fractional larger ROGOS?
- **Density.** If we moved to 25 units per acre would it be feasible to design a project that provided 1 parking place per unit on site and accommodate density within 35’ ceiling heights.
- The 25 units would be smaller units (e.g. 700 square foot 2 bedroom units with porch. You could build raised with setback variance and have 1 parking space under each unit. There may be incentives for electric cars that may take up less space.
- **Parking Variances.** To do it you would need to secure a variance from the parking requirements? A: If the density gets smaller, then yes. Current parking requirement is 2 spaces per unit. If in a zoning overlay, you could have different set backs?
- **Targeting Median Income households.** Developers are forced to build for moderate income. Median income residents cannot afford two cars unless they are cash employees.

We should consider how to incentivize developers to take on task of affordable housing as Banks walked during recession.

- Ed Swift's question of how to ensure to build median income housing is an important one. Focus on that. Design aspects, density. then purely money question. How do we share data and have the conversation within publicly noticed strictures we have so we can say "if you want median" it will cost this much.
- The County staff is developing geographically delineated data and all member can help in sharing cost figures for construction.
- Ed Swift and Hana Eskra offered to provide some cost information for the Committee to consider. The first point of contact will be Carol or Mayte so Sunshine Law issues are observed and avoided.
- **Height and Flood Insurance.** 1 bedroom – 1 car. 2 parking spots will be tough as there is sensitivity to the density issue. In terms of our density we could get to 25 units to the acres with smaller units. Also factor in height restrictions and increasing flood insurance costs. Any foot we can add above flood plain which in turn increases the ability to take on debt. Paradise point: 3 stories high that plain at 9'.
- If really want to incentivize housing we need to talk about money. The Land Authority buying land is important but construction is expensive.
- Fit the 25 units on an acres on case-by-case basis (addressing setbacks, zoning, etc. fire lanes, etc.). Same with Parking: Key Largo will be different than lower keys. There is not going to be a blanket answer. Agree that smaller studio apartments don't require 2 cars – ratio 1.5 is a given in other cases. Part of fractional ROGO. If restricted to "land that is county owned land" haven't created fractional not the same as privately owned.
- Funding: non workable in lieu of fee for affordable housing If in lieu fee set up and then used to incentivize developers building – that's where you get money to offset. **No lytec (?) funding to buying / inclusionary fees to lower quality rental housing.**
- Agree with density but it is not going to fly. Height will not change with the voting public. It's an entrenched concept in the public's mind and will only change when faced with the flood insurance exceptions. Be careful of density. Note, however, once these are built the neighbors tend to accept and adopt it. E.g. The Gorman project had good units and no police problems.
- Consider the possible impact of Amendment 1 funding in supporting local government to buy sensitive lands and freeing up funding to help focus on workforce housing.
- The issue of height and density limitations may change if the property in question is public owned land.
- Rather than considering units, why not focus on bedrooms?
- 1st, it will scare folks go to 1.2 ROGOs per unit. We need to separate workforce housing from that. Trailer parks and denser developments up to 25/acre wouldn't scare people the same way to 25/acre.
- 70% evacuation required in hurricane #4- #5. Empirical data from a third party university study showed that the County evacuates less than 40% and the Keys less than 60%. Improved card sound road – put in 2 lanes out and – dropped down to 18 hours in evacuation. State then went to 90% evacuation in 24 hours.
- The only reason we put in ROGO model in first place to use was to stop development until state could buy environment sensitive lands.

- Lastly, we should consider taking a piece of money collected through the tourist tax and provide to land authority to build workforce housing. Hotel industry will probably balk but the alternative may be that there is no one to work at these businesses because of housing issues.
- On the 18-mile stretch decisions, FDOT's behavior was political and arbitrary.
- We have a big challenge ahead and will need to be ready to sell the ideas that will provide workforce housing in Monroe County.

V. PUBLIC COMMENT

An opportunity for public comment was offered at the conclusion of the Committee's discussion of each task. The public was also encouraged to consider providing written comments using a comment form. There were no public comments offered following the discussion of Tier 3 incentives.

VI. NEXT STEPS AND ASSIGNMENTS

The facilitator reviewed the potential topics for the December AHAC agenda including Tasks 8 & 9 dealing with workforce housing funding issues.

He also reminded the Committee that the BOCC resolution directed the Committee to invite representatives from the municipalities in Monroe County to an AHAC meeting to review tasks and hear of ways to coordinate and cooperate on the issue of workforce housing in the Keys. It is likely this will take place at the AHAC February meeting.

The Committee completed a meeting evaluation form (*See Appendix # 3 for an evaluation summary*) and adjourned at 1:00 p.m.

Appendix #1 Agenda

MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE MEETING IV—FRIDAY, NOVEMBER 20, 2015—9:00 A.M.-1:00 P.M.
MARATHON GOVERNMENT CENTER

COMMITTEE MEETING OBJECTIVES
<ul style="list-style-type: none"> ✓ To review and Approve Regular Procedural Topics (Agenda, AHAC October 2015 Summary/Minutes) ✓ To review Committee operating and consensus guidelines ✓ To review the Committee’s Draft Work Plan ✓ To review and adopt the AHAC Report to the BOCC on the Monroe County Local Housing Assistance Plan and surplus land inventory ✓ To receive a presentation on Tier III properties and workforce housing incentives and discuss potential options and solutions in response to Task #5. ✓ To Identify Next Steps, Assignments, and Agenda Items for the December AHAC Meeting ✓ To Hear and Consider Public Comment

MEETING AGENDA—FRIDAY, NOVEMBER 20, 2015	
<i>All Agenda Times—including Public Comment & Adjournment—Are Approximate and Subject to Change</i>	
9:00 AM	Welcome, Roll Call, Introductions, Review and Approval of Agenda
9:10	Review and Approval of AHAC October 16, 2015 Draft Summary/Minutes
9:15	Review of Committee’s Consensus Guidelines
9:20	Review of the AHAC Charge and Committee Work Plan
9:25	Report on Actions, Activities since the October 16 AHAC Meeting <ul style="list-style-type: none"> • BOCC Consideration of AHAC Recommendations • BOCC Affordable Housing Budget • Update on Municipal Workforce Housing Activity
9:45	AHAC Local Housing Assistance Plan & Surplus Land Recommendations <ul style="list-style-type: none"> • Discuss draft AHAC Report and Recommendation to the BOCC on the Local Housing Assistance Plan <i>[Section 420.9076, F.S. and Sec. 2-701. - Duties of the affordable housing advisory committee]</i> • Surplus Land inventory <i>[125.379 FS]</i>
10:30	<i>Public Comment</i>
10:45	<i>Break</i>
11:00	Adopt Committee Recommendations on the Local Housing Assistance Plan and Surplus Land Inventory
11:10	Workforce Housing Incentives for Tier III Properties, Task #5 <i>“Develop incentives for development of workforce housing on Tier III properties.”</i> <ul style="list-style-type: none"> • Presentation(s) on Tier III properties and discussion of potential incentives and their effectiveness for creating Tier III workforce housing properties • Review of August 2015 Survey responses and discuss and identify initial options • Review assignments and information needed going forward
12:30	<i>Public Comment</i>
12:45	Review of Work Plan, Next Steps, Assignments and Agenda Items for December 18 AHAC Meeting <ul style="list-style-type: none"> • Review, Discuss and Adopt Draft 2015-2016 Work Plan • Invite Municipalities, School Board, Mosquito Control, Law Enforcement, etc. to discuss their workforce housing activities and needs at a 2016 AHAC meeting (February 2016). • Other business
1:00 PM	ADJOURN

Appendix #2- AHAC Committee and Staff

AFFORDABLE HOUSING ADVISORY COMMITTEE MEMBERSHIP	
MEMBER, ORGANIZATION	REPRESENTATION –Based on Statutory/ Regulation Categories & Districts
Jim Cameron	Advocate for low income affordable housing, Dist. 2
Capt. Ed Davidson, Monroe County School Board	Citizen recommended by the Monroe County School Board
Hana Eskra, Florida Market President, Gorman & Co. Inc.	Real estate professional in connection with affordable housing, Dist. 4
Bill Hunter	Citizen with no financial interest in the development of affordable
Warren Leamard. Owner, Chef, Destination Catering & Events	Not for profit provider of affordable housing, Dist. 3
Ken Naylor, Atlantic Pacific Communities	For profit provider of affordable housing, Dist. 3
Heather Roberts, VP Iberiabank	Banking/Mortgage Banking related to affordable housing, Dist. 1
Tim Root, Mingo Co Construction	Residential affordable housing building industry, Dist. 1
Jim Saunders, Bayview Land Development & Permitting	Citizen, representing employers in Monroe County, Dist. 5
Stephanie Scuderi, Senior VP, Centennial Bank.	Citizen, representing essential services personnel related to AH, Dist. 5
Ed Swift III, President, Historic Tours of America	Citizen, residing in Monroe County, Dist. 4
Randy Wall, Blue Fin Inc.	Labor, home building related to affordable housing, District 2
Jodi Weinhofer, President, Lodging Association of the Florida Keys	Citizen recommended by the Monroe County lodging industry
William Wiatt, Sunset Villas	Member, Local Planning agency, Dist. 4
BOCC LIAISON- EX OFFICIO MEMBERS	
Heather Carruthers	Mayor Pro Tem, Monroe County BOCC
Sylvia Murphy	Commissioner, Monroe County BOCC
MONROE COUNTY STAFF	
Peter Morris / Steve Williams	County Attorney's Office
Mayte Santamaria	Senior Director of Planning and Environmental Resources, Santamaria-Mayte@MonroeCounty-FL.Gov (305) 289-2500
Emily Schemper	Comprehensive Plan Manager (305)289-2500 Schemper-Emily@MonroeCounty-FL.Gov
Tiffany Stankiewicz	Development Administrator
Carol Schreck	Committee Administrator Schreck-Carol@MonroeCounty-FL.Gov
AHAC FACILITATOR	
Bob Jones	FCRC Consensus Center, FSU, rmjones@fsu.edu

Appendix #3- Meeting Evaluation Summary

MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

MEETING EVALUATION SUMMARY

MEETING IV—FRIDAY, NOVEMBER 20, 2015—9:00 A.M.-1:00 P.M.
MARATHON GOVERNMENT CENTER

Members provided a rating for each statement using a 0 to 10 scale, where 0 meant totally disagree and 10 meant totally agree. Their average ratings for each are reflected below as are member comments.

1. Please assess the overall meeting.

- 9.3 The agenda packet was very useful.
9.6 The objectives for the meeting were stated at the outset.
8.6 Overall, the objectives of the meeting were fully achieved.

2. Do you agree that each of the following session objectives was achieved?

- 9.7 To review and Approve Regular Procedural Topics (Agenda, AHAC October 2015 Summary/Minutes)
9.7 To review Committee operating and consensus guidelines
9.7 To review the Committee's Draft Work Plan
9.7 To review and adopt the AHAC Report to the BOCC on the Monroe County Local Housing Assistance Plan and surplus land inventory
8.7 To receive a presentation on Tier III properties and workforce housing incentives and discuss potential options and solutions in response to Task #5.
9.0 To Identify Next Steps, Assignments, and Agenda Items for the December AHAC Meeting
9.7 To Hear and Consider Public Comment

3. Please tell us how well the facilitator helped members engage in the meeting.

- 10 The facilitator made sure the concerns of members were heard.
9.6 The facilitator helped to arrange our time well.

4. Please indicate your level of satisfaction with the meeting?

- 8.9 Overall, I am very satisfied with the meeting.
9.0 I am satisfied with the outcomes of the meeting.
9.8 I know what the next steps following this meeting will be.

5. What did you like best about the meeting?

- All of it.
- Great
- Member input

6. How could the meeting have been improved?

- Limit discussion on inappropriate issues
- A lot of personal issues at this meeting.
- Shut down long winded speeches earlier if it is not on task.

7. Do you have any other comments that you would like to add?

- Bring pertinent issues to consensus if they are close anyway!

Appendix #4 – AHAC Charge

THE AFFORDABLE HOUSING ADVISORY COMMITTEE CHARGE

AHAC Tasks Assigned by the Monroe County Board of County Commissioners (BOCC)

The Monroe County Affordable Housing Committee (Committee) will seek consensus on guidance and recommendations to the Monroe County Board of County Commissioners (BOCC) addressing the issues set forth in the Committee's charge.

By October 2015:

- 1 Propose a definition for "Workforce" and the need within and where (geographically in unincorporated Monroe County) for providing housing for various income levels (very low, low, median and moderate).
- 2 Evaluate and define the workforce housing need in unincorporated Monroe County.
- 3 Evaluate and propose additional mechanism to qualify and monitor the occupants of deed restricted affordable housing to ensure the units are preserved and maintained as affordable.

Within 1 year from the effective date of this resolution:

- 4 Develop solutions for rental housing.
- 5 Develop incentives for development of workforce housing on Tier III properties.
- 6 Develop strategies for increasing density to encourage workforce housing development, such as micro housing and dormitories.
- 7 Develop strategies to increase the Monroe County Housing Authority's role in workforce housing, specifically as a management entity for rental workforce housing;
- 8 Explore and propose expanding local funding sources (local government, private/public partnerships, community/charitable organizations) to help expand workforce housing in Monroe County.
- 9 Review and consider recommendations to the BOCC for amendments to statutes to address:
 - a Sadowski Trust Fund donor inequity,
 - b Allow Land Authority funds to be used for extending deed restrictions or buying back expired deed restrictions to preserve affordable housing,
 - c Amend Low Income Housing Tax Credit (LIHTC) program to require on-site management longer than 15 years,
 - d Amend or increase 1 cent Tourist Impact Tax to provide dedicated funding for the provision of workforce housing specifically for the hospitality industry; and
10. Develop strategies to assist in developing inclusionary housing requirements for hospitality and commercial sector to build workforce housing.

Appendix #5: AHAC Workplan

COMMITTEE DRAFT WORK PLAN/MEETING SCHEDULE- <i>Reviewed and Updated Each Meeting</i>			
2015			
#	DATE	TIME	LOCATION
I.	Friday, August 21, 2015	9am-12 pm	Marathon Govt. Ctr.
Organizational Meeting: Review Charge, Procedures, Success, Work plan and BOCC Charge tasks due in October 2015: workforce definition, workforce housing need and deed restricted affordable housing,			
II.	Friday, September 18, 2015	9am-12 pm	Marathon Govt. Ctr.
2nd Meeting: Refine and Adopt Work Plan, Presentations on qualifying and monitoring employee housing and potential role of the Monroe County Housing Authority (Task 3 & 7), information from staff on workforce housing need; review draft recommendations on workforce definition (#1), workforce housing need (#2) and deed restricted affordable housing (#3)			
III.	Friday, October 16, 2015	9am-12 pm	Marathon Govt. Ctr.
3rd Meeting: Refine and Update Work Plan, review, refine and adopt draft consensus recommendations on workforce definition (#1), workforce housing need (#2) and deed restricted affordable housing (#3, 9b).			
IV.	Friday, November 20, 2015	9am-12 pm	Marathon Govt. Ctr.
4th Meeting: Refine and Update Work Plan, Review and adoption of Incentive Strategies for the Local Housing Assistance Plan, presentations, briefings and information on AHAC Tasks: Tier 3 properties (#5) and discussion of initial options for recommendations.			
V.	Friday, December 18, 2015	9am-12 pm	Marathon Govt. Ctr.
5th Meeting: Refine and Update Work plan, Presentations, briefings and information on AHAC Tasks: Rental Housing Solutions (#4), Density/Micro housing (#6), Local Funding (#8) discussion of initial options on tasks for recommendations.			
2016			
VI.	Friday, January 22, 2016	9am-12 pm	Marathon Govt. Ctr.
VII.	Friday, February 19, 2016	9am-12 pm	Marathon Govt. Ctr.
VIII.	Friday, March 18, 2016	9am-12 pm	Marathon Govt. Ctr.
IX.	Friday, April 22, 2016	9am-12 pm	Marathon Govt. Ctr.
X.	Friday, May 20, 2016	9am-12 pm	Marathon Govt. Ctr.
XI.	Friday, June 17, 2016	9am-12 pm	Marathon Govt. Ctr.

Appendix #6: Background on Implementation of Local Housing Assistance Plan

AHAC 2015 REPORT ON IMPLEMENTATION OF LOCAL HOUSING ASSISTANCE PLAN INCENTIVE STRATEGIES F.S. SECTION 420.9076

F.S. Section 420.9071(16)

“Local housing incentive strategies” means local regulatory reform or incentive programs to encourage or facilitate affordable housing production, which include at a minimum, assurance that permits as defined in s. 163.3164 for affordable housing projects are expedited to a greater degree than other projects; an ongoing process for review of local policies, ordinances, regulations, and plan provisions that increase the cost of housing prior to their adoption; and a schedule for implementing the incentive strategies. Local housing incentive strategies may also include other regulatory reforms, such as those enumerated in s. 420.9076 or those recommended by the affordable housing advisory committee in its triennial evaluation of the implementation of affordable housing incentives, and adopted by the local governing body.

F.S. Section 420.9076(4)

Triennially, the advisory committee shall review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of the appointing local government and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies. At a minimum, each advisory committee shall submit a report to the local governing body that includes recommendations on, and **triennially thereafter evaluates the implementation of, affordable housing incentives in the following areas:**

- (a) The processing of approvals of development orders or permits, as defined in s. 163.3164, for affordable housing projects is expedited to a greater degree than other projects.
- (b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- (e) The allowance of affordable accessory residential units in residential zoning districts.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.

- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

The advisory committee recommendations may also include other affordable housing incentives identified by the advisory committee. Local governments that receive the minimum allocation under the State Housing Initiatives Partnership Program shall perform the initial review but may elect to not perform the triennial review.

AHAC review of the County's proposed LHAP report to evaluate the implementation of the affordable housing incentives previously adopted.

The adoption of this report is essential for maintaining the County's eligibility to receive funds under the State Housing Initiatives Partnership (SHIP) Program.

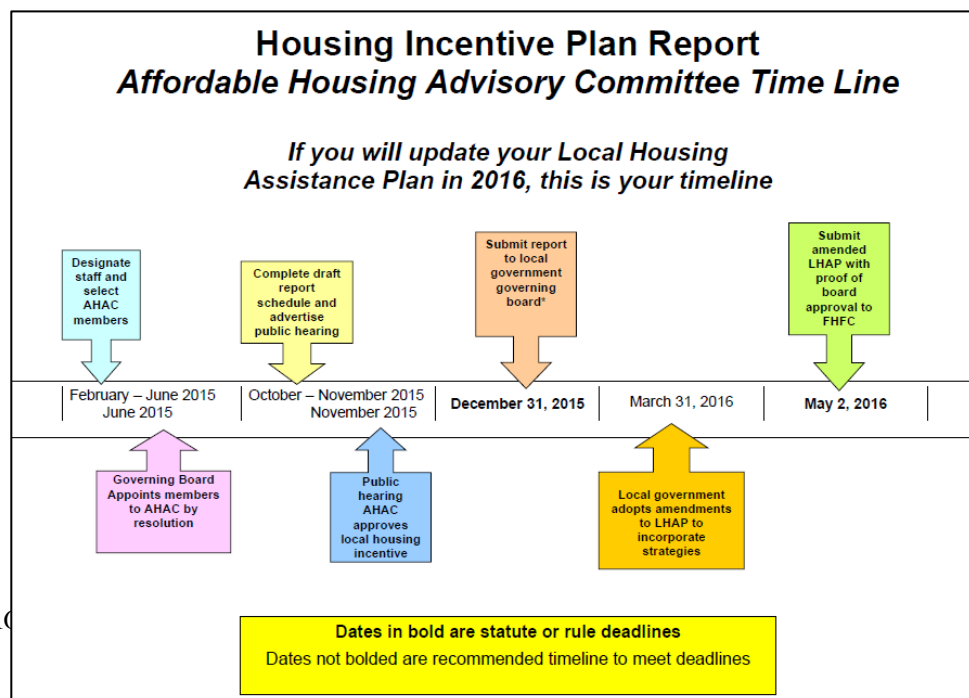
Additionally, the review of this report can help inform and advise the AHAC of the efforts the County is already making towards preserving and creating affordable housing.

Review of the existing affordable housing incentives can also help guide and contribute to the AHAC efforts in completing its 10 tasks.

This report is also required by the Monroe County Comprehensive Plan:

Policy 601.1.10

The County shall strive to participate in the State Housing Incentives Partnership program as specified in the 1992 William Sadowski Affordable Housing Act. By January 4, 1997 Monroe County will adopt a Local Housing Assistance Ordinance which establishes a local housing partnership; a local housing trust fund; administrative responsibilities; and a Local Housing Advisory Committee. Thereafter, the County shall write and implement a Local Housing Assistance Plan and a Local Housing Incentives Plan as specified in the Act.



Appendix # 7 AHAC Resolution to the BOCC on LHAP Incentive Strategies

Resolution No. 02-2015

A RESOLUTION OF THE MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, AN AMENDMENT TO THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SUBSECTIONS 420.907-420.9079, FLORIDA STATUTES; AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE.

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (1992), and Rule Chapter 67-37, Florida Administrative Code, required local governments to develop a one to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the Monroe County Housing Authority has prepared a three-year Local Housing Assistance Plan which was approved by the Monroe County Board of County Commissioners on April 17, 2013, memorialized by Resolution No. 128-2013; and

WHEREAS, the Florida legislature finds that affordable housing is most effectively provided by combining public and private resources, and the legislature intends that local governments achieve this combination of resources by encouraging active partnerships between government, lenders, builders and developers, real estate professionals, advocates for low-income persons and community groups to produce affordable housing; and whereas the legislature intends that this partnership concept be extended among counties and municipalities; and

WHEREAS, the Florida legislature intends that local governments achieve this combination of resources through the establishment of an affordable housing advisory committee to recommend monetary and non-monetary incentives for affordable housing (as provided in s.420.9076); and

WHEREAS, Monroe County participates in the State Housing Initiatives Partnership (SHIP) and is a recipient of funding for its affordable housing programs and activities; and

WHEREAS, Rule 67-37.010, effective February 2008, mandates that all SHIP program participants comply with Florida Statute Section 420.9076(2) requiring the establishment of an affordable housing advisory committee; and

WHEREAS, Rule 67-37.010 states that the Monroe County LHAP be amended to include "local affordable housing incentive strategy recommendations" approved by the membership of the Affordable Housing Advisory Committee; and

WHEREAS, the Affordable Housing Advisory Committee has reviewed established policies and procedures, ordinances, land development regulations, and the comprehensive plan for Monroe County and recommended specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value, as required by F.S. 420.9076(4); and

WHEREAS, the Affordable Housing Advisory Committee held a public meeting on November 20, 2015, to review and provide recommendations to the BOCC on the following affordable housing incentives:

- (a) The processing of approvals of development orders or permits, as defined in s. 163.3164, for affordable housing projects is expedited to a greater degree than other projects.
- (b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- (e) The allowance of affordable accessory residential units in residential zoning districts.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.
- (l) Inclusionary Housing.
- (m) Mobile Home Park Incentive Program;
- (n) Employee Housing, Commercial Apartments, and Workforce Housing as Permitted Uses; and
- (o) Purchase and Lease Back Program.

NOW, THEREFORE, BE IT RESOLVED BY THE MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE:

Section 1. The Monroe County Affordable Housing Advisory Committee recommendation the BOCC adopt the Incentive Strategies portion of the Local Housing Assistance Plan as shown on Exhibit A.

PASSED AND ADOPTED by the Monroe County Affordable Housing Advisory Committee at a meeting held on the 20th day of November, 2015.

___YES___ Jim Cameron
___YES___ Capt. Ed Davidson
___YES___ Hana Eskra
___YES___ Bill Hunter
___ABSENT___ Warren Leamard
___YES___ Ken Naylor
___ABSENT___ Heather Roberts
___ABSENT___ Tim Root
___YES___ Jim Saunders
___YES___ Stephanie Scuderi
___YES___ Ed Swift III
___YES___ Randy Wall
___YES___ Jodi Weinhofer
___YES___ William Wiatt

Appendix #8: AHAC 2015 Evaluation and Recommendations on LHAP Incentive Strategies (Exhibit A to AHAC Resolution 02-2015)

INCENTIVE STRATEGIES REQUIRED FOR CONSIDERATION (A-K):

A. Name of Strategy: Expedited Permitting

Established policy and procedures:

The Monroe County Year 2010 Comprehensive Plan and Land Development Code establish procedures for expediting the development of affordable housing projects. The County is allowed to issue 197 building permits annually, and of these permits, the County sets aside 71 permits for affordable housing. Any unused allotment of permits for affordable housing is rolled over and accumulated in subsequent years. Note, the BOCC transmitted a Comprehensive Plan amendment to make all affordable housing allocations available immediately (no longer need to distribute 71 allocations per year) to expedite the use/availability of affordable allocations. Adoption is anticipated in early 2016.

Affordable housing permit applications are not required to go through the competitive ROGO (Rate of Growth Ordinance) process. Additionally, any development order or development permit for affordable housing receives priority in processing and review of applications and permits, per Section 9-2(b) of the Monroe County Code.

Responsible Agency: Monroe County Building Department and Planning & Environmental Resources Department

B. Name of Strategy: Modification of Impact Fee Requirements

Established policy and procedure:

The County waives impact fees for all affordable housing permits, pursuant to Comprehensive Plan Policy 601.1.12, Section 130-161(a)(4) and Chapter 126 of the Land Development Code.

Monroe County 2012 Comprehensive Plan Policy 601.1.12: By January 4, 1997, Monroe County shall adopt Land Development Regulations which may include density bonuses, impact fee waiver programs, and other possible regulations to encourage affordable housing.

Monroe County Code Chapter 126 – Impact Fees, Section 126-4(h)(6): Type of Development Not Affected. ... (6) Affordable or employee housing units (as defined in section 101-1) for which a deferred payment of impact fees has been recorded in the chain of title.

Monroe County Code Section 130-161 Affordable and employee housing; administration: 130-161(a)(4) The requirements of this chapter for the provision of impact fees shall be waived for affordable and employee housing and any market rate housing developed in accordance with subsection (a)(8) of this section.

Responsible Agency: Monroe County Building Department and Planning & Environmental Resources Department

C. Name of Strategy: Flexibility in Densities for Affordable Housing

Established policy and procedures:

1) Pursuant to Sections 130-157 and 130-161(a)(1) of the Land Development Code, the following density bonuses are allowed for affordable and employee housing: a Maximum Net Density of 25 dwelling units per buildable acre for land within an Urban Residential (UR) land use district; a Maximum Net Density of 18 dwelling units per buildable acre for land within a Mixed Use (MU) land use district; a Maximum Net Density of 18 dwelling units per buildable acre for land within a Suburban Commercial (SC) land use district; and a Maximum Net Density of 12 dwelling units per buildable acre for land within an Urban Commercial (UC) land use district.

Responsible Agency: Monroe County Planning & Environmental Resources Department

[Recommendation:](#)

[The Monroe County Affordable Housing Advisory Committee will be reviewing density bonuses as part of its tasks assigned by the BOCC.](#)

<u>SEE AHAC TASK # 6. Develop strategies for increasing density to encourage workforce housing development, such as micro housing and dormitories</u>

2) Pursuant to Section 130-161(a)(5), the County allows the construction of affordable housing units on commercial sites without deducting from the commercial floor area allowed (*when calculating density, any existing lawfully established or proposed affordable or employee housing on a parcel and the floor area thereof shall be excluded from the calculation of the total gross nonresidential floor area*).

Responsible Agency: Monroe County Planning & Environmental Resources Department

D. Name of Strategy: Reservation of Infrastructure Capacity for Affordable Housing

Established policy and procedure:

Monroe County prepares an annual Public Facilities Capacity Report. This Report indicates that there is sufficient infrastructure capacity to accommodate the needs of County residents.

Responsible Agency: Monroe County Planning & Environmental Resources Department

E. Name of Strategy: Allowance of Affordable Accessory Residential Units in Residential Zoning Districts

Established policy and procedure:

Additions and accessory bedrooms may be permitted on developed parcels as an accessory use/structure. The accessory use/structure must be consistent with existing density and Rate of Growth Ordinance (ROGO) requirements specified within the Land Development Code and the Monroe County Comprehensive Plan. Accessory uses/structures do not include second dwelling units or any other potentially habitable structures that are occupied by a separate and independent resident.

Responsible Agency: Monroe County Planning & Environmental Resources Department

Recommendation:

The Monroe County Affordable Housing Advisory Committee will review density and affordable workforce accessory dwelling units as part of its tasks assigned by the BOCC.

See, AHAC TASK # 6. Develop strategies for increasing density to encourage workforce housing development, such as micro housing and dormitories.

F. Name of Strategy: Reduction of parking and setback requirements for affordable housing

Established policy and procedure:

Pursuant to Sections 102-186 and 102-187, off-street parking requirements may be granted variances if the requisite criteria can be met.

Pursuant to Section 130-189, any required off-street parking spaces may be located on an accessory driveway within the front yard setback on a parcel developed exclusively with a residential use, provided it does not occupy more than 60 percent of the required front yard setback area and any vehicle utilizing such an off-street parking space shall be properly licensed and operable.

Responsible Agency: Monroe County Planning & Environmental Resources Department

Recommendation:

The Monroe County Affordable Housing Advisory Committee will be reviewing setback and variance requirements for affordable workforce housing as part of its tasks assigned by the BOCC.

See AHAC TASK # 5. Develop incentives for development of workforce housing on Tier III properties.

G. Name of Strategy: Allowance of Flexible Lot Configurations

Established policy and procedure:

Monroe County allows flexible lot configurations to the extent setback and bufferyard requirements are met. Pursuant to Sections 102-186 and 102-187, variances to setback and bufferyard requirements may be granted if the requisite criteria can be met.

Responsible Agency: Monroe County Planning & Environmental Resources Department

H. Name of Strategy: Modification of Street Requirements

Established policy and procedure:

Monroe County allows internal street configurations that meet life-safety criteria.

Responsible Agency: Monroe County Planning & Environmental Resources Department & Engineering Department

I. Name of Strategy: Process to Consider Policies/Regulations Affecting the Cost of Housing

Established policy and procedures:

1. Section 9-3 of the Monroe County Code states: *All ordinances, policies, resolutions, regulations, and comprehensive plan provisions (regulations) that may affect the cost of housing including those regarding infrastructure, permitting, impact fees, or development process and approvals shall be reviewed by the growth management director, the planning director, the building official and the finance or budget director. The assessment shall evaluate whether the new regulation does, in fact, affect the cost of housing including affordable housing. Such evaluation shall be addressed in the staff report to the board of county commissioners.*

Responsible Agency: Monroe County Assistant County Administrator, Monroe County Planning & Environmental Resources and Monroe County Building Department

2. The County allows applicants to apply to the Board of County Commissioners to waive building permit application fees for affordable housing (Section 6-108(e), Monroe County Code).

Responsible Agency: Monroe County Building Department

3. The adopted Fee Resolution for the Planning & Environmental Resources Department provides that there shall be no application or other fees, except advertising and noticing fees, for affordable housing projects, except that all applicable fees shall be charged for applications for all development approvals required for any development under Sec. 130-161.1 (Transfer of ROGO Exemptions from Mobile Home Parks) and for applications for variances to setback,

landscaping and/or off-street parking regulations associated with an affordable housing development.

Responsible Agency: The Monroe County Planning and Environmental Resources Department and Monroe County Building Department

J. Name of Strategy: Inventory of County Owned Property Suitable for Affordable Housing

Established policy and procedures:

Pursuant to Section 125.379, Florida Statutes, the County has prepared and will continue to provide an inventory of possible sites suitable for affordable housing. (Comprehensive Plan Policy 601.1.6)

On November 20, 2015, the Monroe County Affordable Housing Advisory Committee reviewed and recommended an inventory to the BOCC. The BOCC will be reviewing the updated inventory of County owned sites which may be appropriate for use as affordable housing.

Responsible Agency: The Clerk of Court has the list of properties approved by the Board of County Commissioners in Resolution 299-2007. Monroe County Planning & Environmental Resources Department

K. Name of Strategy: Support development near transportation hubs and major employment centers and mixed use developments

Established policy and procedures:

1) Pursuant to Sections 130-157 and 130-161(a)(1) of the Land Development Code, the following density bonuses are allowed for affordable and employee housing within zoning districts that allow commercial and mixed use development: a Maximum Net Density of 18 dwelling units per buildable acre for land within a Mixed Use (MU) land use district; a Maximum Net Density of 18 dwelling units per buildable acre for land within a Suburban Commercial (SC) land use district; and a Maximum Net Density of 12 dwelling units per buildable acre for land within an Urban Commercial (UC) land use district.

Responsible Agency: Monroe County Planning & Environmental Resources Department

2) Livable CommuniKeys Plans (LCP) have been adopted by the Board of County Commissioners for Key Largo, Tavernier, Big Pine Key and No Name Key, Stock Island, and the Lower Keys. These LCPs identify activity centers that encourage the development of affordable housing near identified mixed use and employment centers. Proposed amendments to the Land Development Code also incorporate these areas as community center zoning overlay districts.

Responsible Agency: Monroe County Planning & Environmental Resources Department

3) Policy 601.1.8 of the Monroe County Comprehensive Plan states:

If Monroe County funding, or if County-donated land is to be used for any affordable housing project, alternative sites shall be assessed according to the following guidelines:

* * *

4. *Proximity to employment and retail centers. Sites within five miles of employment and retail centers shall be preferred. [9J-5.010(3)(c)(5)]*

Responsible Agency: Monroe County Planning & Environmental Resources Department

OTHER COUNTY INCENTIVE STRATEGIES TO ENCOURAGE OR FACILITATE AFFORDABLE HOUSING (L-O):

L. Name of Strategy: Inclusionary Housing

Established policy and procedure:

Per Section 130-161(b)(2) of the Land Development Code:

a. Residential developments, other than mobile home or mobile home spaces covered by subsection (b)(2)b. of this section, that result in the development or redevelopment of three or more dwelling units on a parcel or contiguous parcels shall be required to develop or redevelop at least 30 percent of the residential units as affordable housing units. Residential development or redevelopment of three units on a parcel or contiguous parcels shall require that one developed or redeveloped unit be an affordable housing unit. For the purpose of this section, and notwithstanding subsection (b)(2)b. of this section, any dwelling unit exceeding the number of lawfully established dwelling units on site, which are created by either a TRE or ROGO allocation award, shall be considered developed units.

b. The removal and replacement with other types of dwelling units of ten or more mobile homes that are located on a parcel or contiguous parcels and/or the conversion of mobile home spaces located on a parcel or contiguous parcels into a use other than mobile homes shall be required to include in the development or redevelopment a number of affordable housing units equal to at least 30 percent of the number of existing units being removed and replaced or converted from mobile home use or, in the event the new use is nonresidential, to develop affordable housing units at least equal in number to 30 percent of the number of mobile homes or mobile home spaces being converted to other than mobile home use. Removal and replacement or conversion to a different use of ten mobile homes or mobile home spaces on a parcel or contiguous parcels shall require that three units be replaced or converted to deed-restricted affordable housing.

c. In calculating the number of affordable housing units required for a particular project, or phase of a project, all dwelling units proposed for development or redevelopment or mobile homes or mobile home spaces to be converted from mobile home use since the effective date of the ordinance from which this section is derived shall be counted. In phased projects, the affordable housing requirements shall be proportionally allocated among the phases. If a subsequent development or redevelopment is proposed following a prior development approved on the same property as it existed as of the effective date of the ordinance from which this section is derived, which prior development did not meet the compliance thresholds set forth in subsection (b)(2)a. or (b)(2)b. of this section, the requirements of subsection (b)(2)a. or (b)(2)b. of this section shall be met as part of the subsequent development for all units proposed for development or redevelopment after the effective date of the ordinance from which this section is derived.

Responsible Agency: Monroe County Planning & Environmental Resources Department

Recommendation:

Monroe County shall maintain land development regulations on inclusionary housing and shall evaluate expanding the inclusionary housing requirements to include or address nonresidential and transient development and redevelopment based on specific data and analysis.

See, AHAC TASK # 10. Develop strategies to assist in developing inclusionary housing requirements for hospitality and commercial sector to build workforce housing

M. Name of Strategy: Mobile Home Park Incentive Program

Established policy and procedure:

Section 130-161.1 of the Land Development Code establishes incentives for affordable housing development by allowing the transfer of market rate ROGO exemptions within the ROGO subarea from mobile home parks in exchange for maintaining an equal or greater number of deed-restricted affordable dwelling units within Monroe County.

Recommendation:

Consider amending the Land Development Code to allow incentives for a market rate unit to obtain an affordable ROGO allocation and move the market rate unit to another site through a Transfer of ROGO Exemption (TRE) if the existing site will be deed restricted for 99 years as affordable.

Responsible Agency: Monroe County Planning & Environmental Resources Department

N. Name of Strategy: Employee Housing, Commercial Apartments, and Workforce Housing as Permitted Uses

Established policy and procedure:

The Monroe County Land Development Code currently permits “Employee Housing” and/or “Commercial Apartments” in several Land Use (Zoning) Districts where residential units are not otherwise permitted. Per Section 101-1 of the code:

Employee housing means an attached or detached dwelling unit that is intended to serve as affordable, permanent housing for working households, which derive at least 70 percent of their household income from gainful employment in the county and meet the requirements for affordable housing as defined in this section and as per section 130-161.

Commercial apartment means an attached or detached residential dwelling unit located on the same parcel of land as a nonresidential use that is intended to serve as permanent housing for the owner or employees of that nonresidential use. The term does not include a tourist housing use or vacation rental use.

Responsible Agency: Monroe County Planning & Environmental Resources Department

Recommendation:

The definition and permitted uses sections of the Monroe County Code should be amended to incorporate the AHAC's proposed definitions of "Workforce" and "Workforce Housing" and include Workforce Housing as a permitted use in all zoning districts that currently permit either Commercial Apartments or Employee Housing. The goal is to encourage Workforce Housing within existing commercial centers and zoning districts, but to not require Workforce Housing residents to work on the site where the housing is located.

AHAC proposed definitions:

Workforce means individuals or families who are gainfully employed supplying goods and/or services to Monroe County residents or visitors.

Workforce Housing means dwelling units for those who derive at least 70% of their income as members of the Workforce in Monroe County and who meet the affordable housing income categories of the Monroe County Code.

See, AHAC TASKS # 1-2.

1. Propose a definition for "Workforce" and the need within and where (geographically in unincorporated Monroe County) for providing housing for various income levels (very low, low, median and moderate).
2. Evaluate and define the workforce housing need in unincorporated Monroe County.

O. Purchase and Lease Back Program

Established policy and procedure:

The County has a purchase and lease-back program for affordable housing.

Responsible Agencies: Monroe County Land Development Authority; Monroe County Housing Authority

Recommendation:

Identify and prioritize Tier III lands to purchase and lease back for the development of rental workforce housing.

See, AHAC TASKS # 4-5.

4. Develop solutions for rental housing;
5. Develop incentives for development of workforce housing on Tier III properties;

SURPLUS LAND INVENTORY BACKGROUND

F.S. Section 125.379 Disposition of county property for affordable housing.—

(1) By July 1, 2007, and every 3 years thereafter, each county shall prepare an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing. The inventory list must include the address and legal description of each such real property and specify whether the property is vacant or improved. The governing body of the county must review the inventory list at a public hearing and may revise it at the conclusion of the public hearing. The governing body of the county shall adopt a resolution that includes an inventory list of such property following the public hearing.

(2) The properties identified as appropriate for use as affordable housing on the inventory list adopted by the county may be offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, or may be sold with a restriction that requires the development of the property as permanent affordable housing, or may be donated to a nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the county may otherwise make the property available for use for the production and preservation of permanent affordable housing. For purposes of this section, the term “affordable” has the same meaning as in s. 420.0004(3).

420.0004 Definitions.—As used in this part, unless the context otherwise indicates:

(3) **“Affordable”** means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in subsection (9), subsection (11), subsection (12), or subsection (17).

(9) **“Extremely-low-income persons”** means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

(11) **“Low-income persons”** means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(12) **“Moderate-income persons”** means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(17) **“Very-low-income persons”** means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed

50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Staff & AHAC reviewed maps and inventory list of all real property within unincorporated Monroe County to which the county holds fee simple title that is appropriate for use as affordable housing (Tier III lands). The following documents were handed out at the November 20, 2015 meeting and can be downloaded for viewing at: <http://www.monroecounty-fl.gov/Archive.aspx?AMID=48>

- Surplus County Owned Tier III (11-20-15 Handout)
- Key West Workforce Housing List (11-20-15 Handout)
- MC Owned Tier III Draft List (11-20-15 Handout)
- Village/Marathon/Key West Tier III Maps (11-20-15 Handout)

Exhibit A
Inventory List - Section 125.379, F.S.

#	RE NUMBER	NAME	KEY NAME	LEGAL DESCRIPTION	DEVELOPED/ VACANT	COMMENTS
1	00156320-000000	MONROE COUNTY	Big Coppitt Key	PT TRACT B PORPOISE POINT SECTION 5 BIG COPPITT KEY PB5-119 OR426-848/49 OR760-1854 OR855-1425 OR9 72-2200/2201 OR1105-1649/1650MEM/TR OR1262-162/63M	Vacant	parcel purchased for affordable housing project
2	00178350-000000	MONROE COUNTY	Cudjoe Key	BK 8 LT 8 CUTTHROAT HARBOR ESTATES CUDJOE KEY PB4- 165 OR255-417 OR285-9/10 OR890-264/269WILL OR896-1 649D/C CASE#85-235-CP-12 OR966-579/580P/R OR988-61	Vacant	parcel purchased for affordable housing project
3	00178360-000000	MONROE COUNTY	Cudjoe Key	BK 8 LT 9 CUTTHROAT HARBOR ESTATES CUDJOE KEY PB4- 165 OR255-417 OR285-9/10 OR890-264/269WILL OR896-1 649D/C CASE#85-235-CP-12OR966-579/580P/R OR988-611	Vacant	parcel purchased for affordable housing project
4	00178370-000000	MONROE COUNTY	Cudjoe Key	BK 8 LT 10 CUTTHROAT HARBOR ESTATES CUDJOE KEY PB4 -165 OR255-417 OR285-9-10 OR890-264/269WILL OR896- 1649D/C CASE#85-235-CP-12OR966-579/580P/R OR988-61	Vacant	parcel purchased for affordable housing project
5	00178380-000000	MONROE COUNTY	Cudjoe Key	BK 8 LT 11 CUTTHROAT HARBOR ESTATES CUDJOE KEY PB4 -165 OR255-417 OR285-9/10 OR890-264/269WILL OR896-1 649D/C CASE#85-235-CP-12 OR966-579/580P/R OR988-61	Vacant	parcel purchased for affordable housing project
6	00174635-004500	MONROE COUNTY	Cudjoe Key	BK 23 LT 2 CUDJOE GARDENS EIGHTH ADDITION PB7-16 O R1208-746(JB) OR1208-746(JB)	Vacant	mowed canal lot used by MCSO for parking / storage
7	00174635-004600	MONROE COUNTY	Cudjoe Key	BK 23 LT 3 CUDJOE GARDENS EIGHTH ADDITION PB7-16 O R1208-745(JB)	Vacant	mowed canal lot used by MCSO for parking / storage
8	00205890-000000	MONROE COUNTY	Ramrod Key	BK 19 LT 1 BREEZESWEPT BEACH ESTATES RAMROD KEY PB 4-143 OR435-595 OR773-225Q OR877-523 OR1026-1973QC OR1983-1330(CTT)	Vacant	some cleared area with mangroves
9	00111410-000100	MONROE COUNTY BOARD OF COUNTY COMMISSIONERS	Big Pine Key	26 66 29 BIG PINE KEY PT E1/2 OF N1/2 OF SW1/4 OR6 68-337 OR651-61/62E OR823-2441 OR1055-2249/50 OR1 546-2260/61 OR1930-943/45CT OR2036-129/33	Developed	Habitat Restore - building & storage - light industrial uses adjacent
10	00530750-000000	COUNTY OF MONROE	Key Largo	BK 6 LT 16 HOLIDAY HOMESITES PB2-168 KEY LARGO O R17-493-494 OR2366-676D/C OR2383-214AFF OR2382-709 (ORDER)(PROBATE # 08-CP-117-P) OR2383-213/4 OR2407	Vacant	ROGO lot; T&E suitable habitat
11	00530760-000000	COUNTY OF MONROE	Key Largo	BK 6 LT 17 HOLIDAY HOMESITES PB2-168 KEY LARGO O R17-495-496 OR2366-676D/C OR2383-214AFF OR2382-709 (ORDER)(PROBATE # 08-CP-117-P) OR2383-213/4 OR2407	Vacant	ROGO lot; T&E suitable habitat
12	00545380-000000	COUNTY OF MONROE	Key Largo	BK 1 LT 3 WINSTON PARK SUB PB4-104 KEY LARGO OR297 -77 OR644-744 OR725-791/792 OR834-165 OR834-167 OR 1296-2329 OR1449-1866 OR1667-2299/2301 OR1975-1753	Vacant	ROGO lot; mowed lot
13	00084140-000000	MONROE COUNTY	Key Largo	1 61 39 ISLAND OF KEY LARGO PART LOT 9 S OF R R P B1-68 A4-125 G2-560 OR561-620 OR2574-1325/30(RES NO 146-2012) OR2608-398/03	Developed	Animal Control - next to Keys Lake Villas

Exhibit A
Inventory List - Section 125.379, F.S.

#	RE NUMBER	NAME	KEY NAME	LEGAL DESCRIPTION	DEVELOPED/ VACANT	COMMENTS
14	00522220-000000	MONROE COUNTY	Key Largo	PT LOT 1B BK 3 HARBOR SHORES PB3-56 KEY LARGO AND PT LOT 12 PB1-68 (.277 AC) OR569-493/94 OR590-813 OR888-70 OR889-858 OR919-485/87AFF OR1171-1444/45	Developed	Habitat building - between divided US1
15	00453440-001100	MONROE COUNTY BOARD OF COUNTY COMMISSIONERS	Key Largo	PT TR E AND PT OF ABANDONED ST CROIX PL PORT LARG O PB5-3 KEY LARGO (1.12 AC) OR1017-1761 1164-1921 /22L/T OR1353-2388/90C OR1987-960/61 OR2363-2497/2	Vacant	vacant parcel near Key Largo Park - includes a portion of a parking lot



MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. - 2015

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA APPROVING AN INVENTORY OF COUNTY-OWNED REAL PROPERTY WHICH MAY BE APPROPRIATE FOR AFFORDABLE HOUSING.

WHEREAS, Section 125.379, Florida Statutes (F.S.) requires each county to prepare an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing; and

WHEREAS, the inventory list must include the address and legal description of each such real property and specify whether the property is vacant or improved; and

WHEREAS, for purposes of this statutory requirement, the term "affordable" [Section 420.0004(3), F.S.] means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households indicated in subsection (9) ["Extremely-low-income persons"], subsection (11) ["Low-income persons"], subsection (12) ["Moderate-income persons"], or subsection (17) ["Very-low-income persons"]; and

WHEREAS, the Monroe County Affordable Housing Advisory Committee held a public meeting on November 20, 2015, reviewed a draft inventory and recommended the inventory list of all real property which may be appropriate for use as affordable housing to the BOCC; and

WHEREAS, in accordance with Section. 125.379, F.S., the Board of County Commissioners held a public hearing on December 9, 2015, to review and revise the inventory; now, therefore,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:

Section 1. Adoption of Inventory list

The inventory of real property shown as Exhibit A may be appropriate for affordable housing and is hereby approved.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida at a regular meeting held on the ____ day of _____, 201__.

Mayor Heather Carruthers _____
Mayor Pro Tem, George Neugent _____
Commissioner Danny L. Kolhage _____
Commissioner David Rice _____
Commissioner Sylvia Murphy _____

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY _____

Mayor _____

(SEAL)

ATTEST: _____, CLERK

DEPUTY CLERK

Appendix #10 Task 5: Develop Workforce Housing Incentives for Tier 3 Properties

Task #5 “Develop incentives for development of workforce housing on Tier 3 properties”

Staff & AHAC review of maps identifying private, vacant Tier III lands, existing County affordable Housing, existing Key West Affordable Housing, existing Islamorada Affordable Housing and “major” employment centers.

In light of the staff presentation, review the Survey Comments summarized below and list below any potential options that come to mind related to workforce housing incentives on Tier 3 properties:

Consider AHAC tasks #4 & #6 – possible related to incentives for the development of workforce housing on Tier 3 properties.

#4. Develop solutions for rental housing;

#6. Develop strategies for increasing density to encourage workforce housing development, such as micro housing and dormitories;

List Potential Options for Workforce Housing Incentives on Tier 3 properties:

- *Example: County purchase of Tier III parcels for development of rental workforce housing?*
- *Example: Additional density bonus for rental, dormitory workforce housing over nonresidential structures (if employees work on the site)?*

August 2015 AHAC Member Survey Responses on Task #5

Very Critical			Less Critical		Don't Know	
5	4	3	2	1	0	Avg.
5	2	3	0	0	0	4.2

Survey Comments

Define the related issue(s) as you see them in the form of key questions the Committee should explore

- Could help and be part of the solution.
- Smart growth
- Since the tier system created incentives for all development to take place in Tier 3 areas, why would affordable be different? Yes, Tier 3 is more expensive than Tier 1 or 2, but,... One reason may be that the more Tier 3 property that is developed (as affordable) the less remains as potential 'takings cases.'
- With unemployment so low, incremental businesses equate to more pressure on labor pool - increased competition for employees without adequate housing will serve only to increase the cost of doing business in Monroe County. If the County's economy is expected to continue to grow, we need to be able to house the people necessary to substantiate the trajectory. If we don't accommodate the population growth needed to sustain the economic growth, competition between increasing number of businesses for stagnant pool of labor will increase the cost of doing business and further affect growth.
- One related issue is the cost of land and that is where Monroe County can put its money where its mouth is.
- How to identify available parcels? What incentives (financial and otherwise) are needed to encourage development?
- Because of the very high cost of Tier 3 property the only way to have its use is to increase density by allowing a second count for workforce on the same tier 3 and a much smaller footprint.
- This will help resolve the eventual takings issue when market rate ROGO allocation are no longer available.
- There needs to be a transfer ordinance for Market Rate allocations

What key information do you think the Committee needs to make educated recommendations to address issue(s)?

- What property like this currently exists in Monroe County? Are there any current incentives? Have they worked?
- Availability of a Tier 3 properties
- What tier 3 parcels are available. Christine Hurley said this list is being developed but will not be available for our first meeting.
- Bring it all forward from any angle.
- LDR for transfer ordinance

Appendix #11 – Handout Materials- November 20, 2015 AHAC Meeting

The following documents were handed out at the November 20, 2015 meeting and can be downloaded for viewing at:
<http://www.monroecounty-fl.gov/Archive.aspx?AMID=48>

- Surplus County Owned Tier III (11-20-15 Handout)
- Key West Workforce Housing List (11-20-15 Handout)
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